San Marcos Inventory: Is It a Buyer's Market?

San Marcos · 2026-11-06

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons · darkened, cropped, text added

Key numbers

October 2026

MEDIAN SALE PRICE

$264,719

-25.0% vs. last year

n=49

MEDIAN DAYS ON MARKET

92

+12.2% vs. last year

n=49

SOLD VS. ORIGINAL LIST

90.4%

n=49

HOMES FOR SALE TODAY

381

months of inventory: 6.25

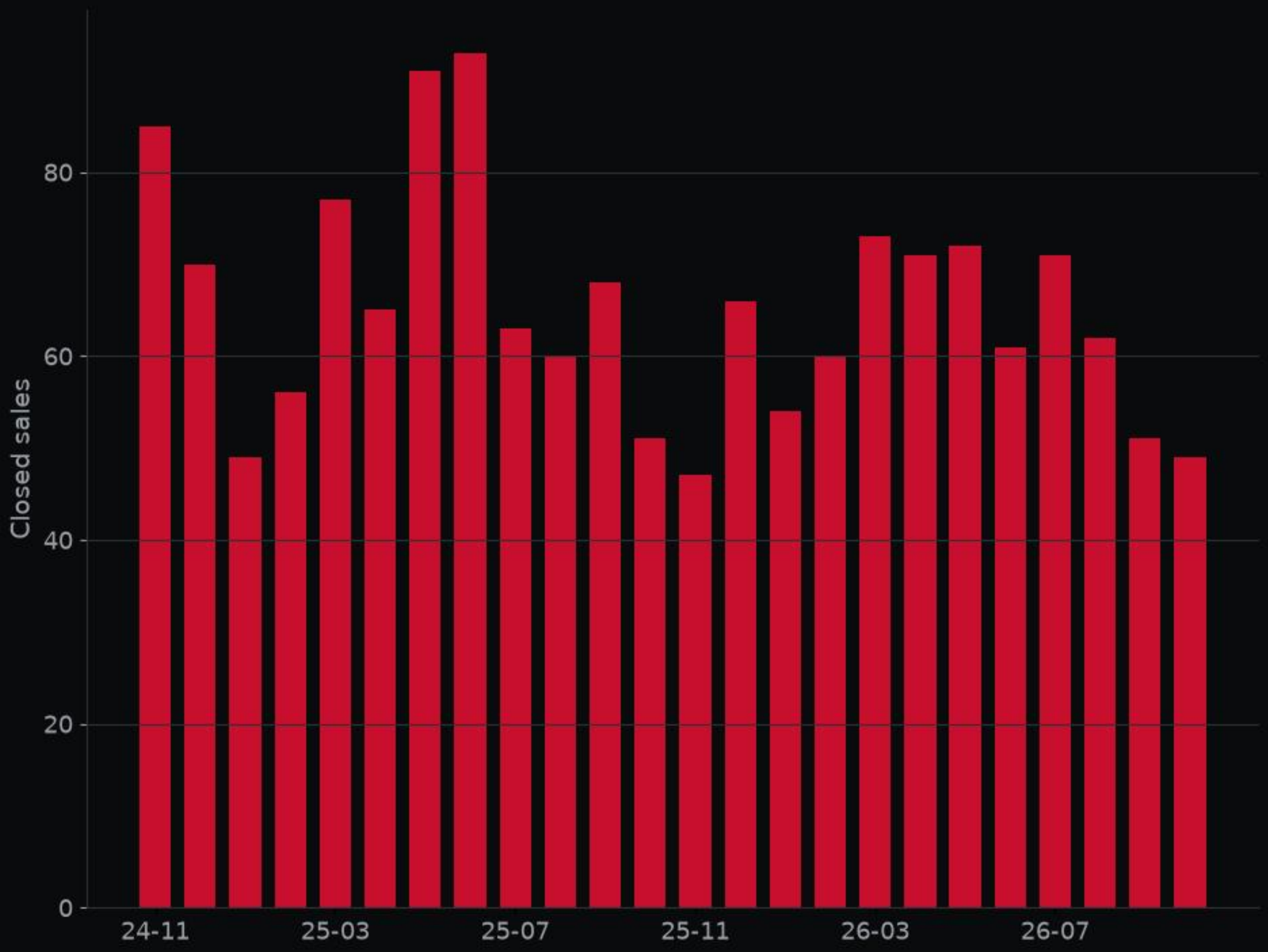
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





102 Chaparral ST · MLS #6511599

Kitchen · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Living room · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Bedroom · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Backyard · Listed by Real Broker, LLC



102 Chaparral ST · MLS #6511599

Dining room · Listed by Real Broker, LLC

Deal of the Week

102 Chaparral ST · MLS #6511599

$199,000

3 bed · 2 bath · 1,589 sq ft

listed 28% below the ALEX valuation; 30% under the local price per sq ft; price reduced 33% from original.

ALEX valuation: $275,000 (range $254,000–$334,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Real Broker, LLC

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want to see this home? Call or text George at 713.918.9951 for a private showing.

alex-companies.com/market-data

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Data from Unlock MLS. Deemed reliable, not guaranteed.